Bill Garrett Davidson County
Batch# 65172 DEEDQC
03/05/2018 02:33:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180305-0020674

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette **615 Main Street, Suite 120** **Nashville, TN 37206**	**Same as Owner**	**See below**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Brian Bequette** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Bayfront, LLC a Tennessee limited liability company** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Tract I: 327 Vivelle Avenue: M/P 106-13-17.00
Land in Davidson County, Tennessee, being Lot No. 38 and the easterly 1/2 Lot No. 37 on the Map of the Subdivision of Jane Watkins Tract, as of record in Plat Book 2, page 108, Chancery Court for Davidson County, Tennessee.

Said Lot and part Lot adjoin and front together 75 feet on the northerly side of Vivelle Street and run back between parallel lines, along the westerly margin of Whitely Avenue 150 feet to an alley.

Being the same property conveyed to Brian Bequette, married by Warranty deed from Virginia Pauley Winfrey, unmarried, filed for record on July 3, 2014 as Instrument No. 20140703-0058970, Register's Office for Davidson County, Tennessee.

Tract II: 3011 Doak Avenue: M/P 081-01-52.00
Land in Davidson County, Tennessee, being a part of Block 5 on the Map of G.T. Sheegog Subdivision at Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of a 40 foot avenue of Doak Avenue, said point being the Northeasterly corner of the property of Castellarin; thence South 40 and a half degrees West with said Castellarin's Easterly line 571.6 feet to a point; thence South 75 degrees East 47.6 feet to a point; thence North 40 and a half degrees East 555.7 feet to a point in the Southerly margin of a 40 foot avenue; thence in a Westerly direction 42.5 feet to the point of beginning.

Being the same property conveyed to Brian Bequette by Warranty Deed from Justin McCrory, unmarried, filed for record on January 27, 2015 as Instrument No. 20150127-0007598, in the Register's Office of Davidson County, Tennessee

Tract III: 105 Gibson Drive: M/P 42-16-40.00
Land in Davidson County, Tennessee, being Lot No. 19, Finnland Heights, Part Two, as shown in Plat of record in Plat Book 1424, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Bequette by Warranty Deed from Tavner Roberts Vantrease, Jr., Vicky Lynn Heby, Vanida L. Mason, Tedi Derrickson and Alex Derrickson, filed for record on December 15, 2017 as Instrument No. 20171215-0127921, as corrected in Instrument No. 20180126-0008313, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of **February, 2018.**

Brian Bequette,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brian Bequette** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th **day of February, 2018.**

My Commission Expires: 1-3-2022 MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022 **NOTARY PUBLIC**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Affiant)

Subscribed and sworn to before me, this 27th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 1-3-2022 MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022